

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2007-02733-(5)  
RELATING TO:  
ADVANCE PLANNING NO. 2007-00019  
ZONE CHANGE NO. 2014-00009  
ADVANCE PLANNING NO. 2014-00009**

**WHEREAS**, pursuant to Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350), the County of Los Angeles ("County") is authorized to adopt amendments to its General Plan and elements thereof; and

**WHEREAS**, pursuant to Part 2 of Chapter 22.16 of the Los Angeles County Code, the County is authorized to adopt zone changes; and

**WHEREAS**, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), the County is authorized to adopt amendments to the County Zoning Ordinance; and

**WHEREAS**, in 1986, the County adopted the Antelope Valley Areawide General Plan ("1986 Area Plan"), a part of the County's General Plan ("General Plan"); and

**WHEREAS**, the County proposes the adoption of Project No. R2007-02733-(5), which includes (1) Advance Planning No. 2007-00019, which proposes the repeal of the 1986 Area Plan and adoption of a comprehensive updated Antelope Valley Area Plan ("proposed Area Plan") for the unincorporated Antelope Valley ("Area Plan area"), which includes an updated Land Use Policy Map, along with amendments to the General Plan for consistency with the Area Plan; (2) Zone Change No. 2014-00009, which proposes a rezoning of properties within the Project Area for consistency with the proposed Area Plan; and (3) Advance Planning No. 2014-00009, which proposes amendments to Title 22 of the County Code (Zoning Ordinance) for consistency with the proposed Area Plan; and

**WHEREAS**, the County has proposed Environmental Assessment No. 2014-00201 to consider a Draft Environmental Impact Report ("EIR") which has been prepared examining the potential significant environmental impacts associated with the proposed project pursuant to California Environmental Quality Act reporting requirements;

**WHEREAS**, the Regional Planning Commission of the County ("Commission") conducted a public hearing in the matter of Zone Change No. 2014-00009, Advance Planning No. 2014-00009, Advance Planning No. 2007-00019 and Environmental Assessment No. 2014-00201 on September 27, 2014; and

**WHEREAS**, the Commission finds as follows:

1. The proposed Area Plan includes the northernmost part of the County. The proposed Area Plan area is bordered by Kern County to the north, San Bernardino County to the east, and Ventura County to the west. Other portions of the County, including the San Fernando Valley, Santa Clarita Valley, and San Gabriel Valley, are located to the south of the proposed Area Plan area. The unincorporated communities of the Antelope Valley are within the Fifth Supervisorial District of the County. The proposed Area Plan area comprises approximately 1,800 square miles and includes over two dozen unincorporated communities as well as the Angeles National Forest,



and part of the Los Padres National Forest. The proposed Area Plan area also includes federal, state and County parks and recreational areas.

2. The intent of the proposed Area Plan is to maintain and preserve the unique rural character of the Antelope Valley by guiding development to appropriate areas, and balancing economic development with protection from potential safety hazards and preservation of natural resources that define the Antelope Valley.
3. To achieve the objectives of this planning, Advance Planning No. 2007-00019 is a proposal to amend the General Plan to rescind the 1986 Area Plan and adopt the proposed Area Plan, including updated Land Use Policy Map, and associated amendments to the General Plan to reflected updated policy and maps related to highways, agricultural areas, and Significant Ecological Areas ("SEAs").
4. Zone Change No. 2014-00009 is a proposal for change of zoning for consistency with the proposed Area Plan.
5. Advance Planning No. 2014-00009 is a proposal to consider amendments to the County Zoning Ordinance for consistency with the proposed Area Plan, including the addition of zip lines and museums as permitted uses in the Commercial Recreation Zone (Zone C-R), addition of regulations concerning development applications pending at the time of adoption of the proposed Area Plan zoning consistency program, amendment of regulations related to applicability within SEAs, and creation of the Rural Commercial Zone (Zone C-RU) and the Rural Mixed Use Zone (Zone MXD-RU).
6. The proposed Area Plan contains an overarching framework of a Rural Preservation Strategy which is based on four types of environments – rural town centers, rural town areas, rural preserve areas, and economic opportunity areas – that serve different purposes. Collectively, these environments preserve the rural character of the region, conserve environmental resources, and protect residents from potential hazards while allowing for additional growth and development. The project will promote the Rural Preservation Strategy and its environments and implements the intent of the proposed Area Plan and will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Area; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
7. On June 26, 2013 and July 7, 2014, pursuant to the Notice of Preparation (NOP) of the EIR, the County Department of Regional Planning ("Department") held scoping meetings to receive public comments related to the potential environmental impacts of the proposed Area Plan. The June 26, 2014 scoping meeting was held in the Antelope Valley Transit Authority Community Room. Approximately 30 members of the public attended. There was a summary presentation of the proposed Area Plan as well as a discussion of the EIR process and scope, including the environmental topics that would be analyzed in the EIR. The July 7, 2014 scoping meeting was held in downtown Los Angeles, and also included a summary presentation of the proposed Area Plan and EIR process and scope. Various verbal and written comments were received during the NOP period and at the scoping meetings, which included topics related to renewable energy projects, SEAs, and rezoning of properties.
8. A notice of public hearing regarding the project in the form of a legal advertisement was published in the Antelope Valley Press, a newspaper of general circulation, on August 27, 2014.



A Notice of Availability of a Draft EIR was published in the Antelope Valley Press on August 22, 2014, pursuant to Public Resources Code Section 21092.

9. A notice of completion of a Draft EIR and notice of public hearing were mailed to approximately 65,000 property owners and approximately 700 others including responsible trustee agencies including the State Clearinghouse, adjacent jurisdictions, stakeholder individuals and organizations, and individuals who requested the notice.
10. The Commission has reviewed and considered the Draft EIR for the Project.
11. The public comment period for the Draft EIR began on August 22, 2014 and will end on October 6, 2014 (46 days). After the public comment period ends, a Final EIR will be prepared with response to comments received during the public comment period. The Final EIR will contain a summary of the potential environmental effects of the proposed Area Plan, the recommended mitigation measures that would reduce or avoid those effects, and the level of significance after mitigation and responses to comments on the Draft EIR.
12. Since the project began in 2007, the Department has conducted extensive outreach across a wide and diverse range of stakeholders. These include the Rural Town Councils in the Antelope Valley, community groups, industry groups, individual property owners, and environmental advocates. Department staff has made themselves accessible to all interested parties to provide information and receive comments and feedback, which were reflected where appropriate in the proposed Area Plan. The outreach efforts include conducting Open House and various community meetings on weeknights and weekends, meeting with groups of community members in their residences, holding office hours at the Department's Antelope Valley Field Office, and other such outreach initiatives. Overall, more than 200 meetings were held with staff regarding this proposed Area Plan.
13. On September 27, 2014, the Commission held a duly-noticed public hearing for the project. The Commission heard testimony from approximately 70 members of the public, including one elected public official, Antelope Valley residents, property owners and representatives from Town Councils, industry groups and other stakeholders. Major issues raised concerned the Economic Opportunity Areas, the Significant Ecological Areas, the proposed reduction of allowable densities, impacts on water supply and the negative effects of utility-scale solar facilities. The Commission took positive note of the fact that the Area Plan incorporates the planned development of two major infrastructure projects in the Antelope Valley, which are currently being undertaken by the Los Angeles County Metropolitan Transportation Authority and the California Department of Transportation. These are the High Desert Corridor and the Northwest 138 Corridor Improvement Project. The Commission noted that this would help ease the truck traffic currently going through Interstate 5, State Route 14 and State Route 138.
14. On September 27, 2014, the Commission closed the public hearing for the proposed Area Plan, zone changes and zoning consistency amendments to the Zoning Ordinance, and recommended to the Board that the Board approve: (1) the proposed Area Plan and rescind the 1986 Area Plan, as recommended based on response to comments and as directed by the Commission; (2) amendments to the General Plan for consistency with the proposed Area Plan; (3) changes to the zoning designations of parcels within the Antelope Valley East, Antelope Valley West, Bouquet Canyon, Castaic Canyon, Lancaster, Leona Valley, Littlerock, Mount Gleason, Mountain Park, North Palmdale, Palmdale, Quartz Hill, San Gabriel Watershed, and Soledad Zoned Districts; and (4) amendments to the County Zoning Ordinance to establish the new Rural Commercial (C-RU) and Rural Mixed Use Zone (MXD-RU) and other amendments for consistency with the proposed Area Plan.



15. The Commission finds that the proposed Area Plan and the above explained zone changes and zoning consistency program are necessary to achieve the planning objective that would maintain and preserve the rural character of the Antelope Valley by guiding development to appropriate areas, and balancing economic development with protection from potential safety hazards and preservation of natural resources in the proposed Area Plan area.

**NOW, THEREFORE BE IT RESOLVED** that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

1. Hold a public hearing to consider Project No. R2007-02733-(5), which includes Advance Planning No. 2007-00019, Zone Change No. 2014-00009, and Advance Planning No. 2014-00009;
2. Recommend that the Board review, consider and certify the Final EIR in compliance with the California Environmental Quality Act and the State and Lead Agency guidelines related thereto and reflects the independent judgment of the Board;
3. Find that the Board has reviewed and considered the information contained in the Final EIR prior to approving the proposed project;
4. Determine that the significant adverse effects of the project, as described in the EIR, have either been reduced to an acceptable level or are outweighed by specific social, economic, legal, technological or other considerations of the project as stated in required CEQA Findings of Fact and Statement of Overriding Considerations for the project;
5. Find that the proposed Area Plan for the unincorporated Antelope Valley, which includes an updated Land Use Policy Map is consistent with the 1980 General Plan with the adoption of Advance Planning No. 2007-00019;
6. Find that the zone change is consistent with the goals, policies and programs of the proposed Area Plan and the 1980 General Plan with the adoption of Zone Change No. 2014-00009 by the Board;
7. Find that the associated amendments to the County Zoning Ordinance are consistent with the goals, policies and programs of the proposed Area Plan and the 1980 General Plan with the adoption of Advance Planning No. 2014-00009;
8. Find that the public convenience, the general welfare, and good zoning practice justify the recommended zone change and establishment of new zones;
9. Find that the plan amendment is compatible with and supportive of the goals, policies and programs of the General Plan; and therefore;
10. Adopt Advance Planning No. 2007-00019 which includes: a) amendment of the appropriate text and policy maps of the 1980 General Plan, b) repeal of the 1986 Area Plan, and c) adoption of the proposed Area Plan as a part of the 1980 General Plan;
11. Adopt Zone Change No. 2014-00009 changing the zoning of properties for consistency with the proposed Area Plan; and

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RESOLUTION**

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12. Adopt Advance Planning No. 2014-00009 which amends Title 22 of the County Code which establishes the new Rural Commercial Zone (Zone C-RU) and the new Rural Mixed Use Zone (Zone MXD-RU), and includes other amendments for consistency with the proposed Area Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 27, 2014.

  
ROSIE O. RUIZ, Secretary  
County of Los Angeles  
Regional Planning Commission

APPROVED AS TO FORM:  
OFFICE OF THE COUNTY COUNSEL

By   
Elaine M. Lemke  
Principal Deputy County Counsel

VOTE:

Concurring: Louie, Shell, Pedersen, Modugno

Dissenting:

Abstaining:

Absent: Valadez

Action Date: September 27, 2014

MC:SMT:CN:DM  
9/18/14